

86485

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC-9074-K

KNOW ALL MEN BY THESE PRESENTS, That JOE GREEN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD L. TURNER and RUBY F. TURNER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 2, CHIA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Easements, if any, for public utilities which may lie under or be over any of the vacated streets or alleys.
3. Reservations as contained in plat dedication.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M78, page 20454, Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above or those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00

~~OR HOWEVER THE ACTUAL CONSIDERATION CONSISTS OF AN INTEREST IN OTHER PROPERTY OF THE GRANTOR OR GRANTOR'S ESTATE, THE GRANTOR SHALL STATE THE SAME IN THESE SPACES.~~

(The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of July, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

JOE GREEN

STATE OF OREGON,

County of Lane

July 2, 1980

STATE OF OREGON, County of _____ ss.

Personally appeared _____

Personally appeared the above named

JOE GREEN

_____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and acknowledged the foregoing instrument to be his _____ voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

2-12-83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. Joe Green

P.O. Box 1915

Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Gerald L. Turner

1003 Lincoln

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS ABOVE

NAME, ADDRESS, ZIP

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of July, 1980, at 11:52 o'clock A.M., and recorded in book M80 on page 12407 or as file/reel number 86485, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha H. Holsch, Deputy Recording Officer

Fee \$3.50

MOUNTAIN TITLE COMPANY